

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		BROOKS AVE, ARLINGTON

OWNERSHIP				Unit #:	94	
Owner 1:		SOLMONESE JOHN R				
Owner 2:						
Owner 3:						
Street 1:		94 BROOKS AVE UNIT 94				
Street 2:						
Twn/City:		ARLINGTON				
St/Prov:		MA	Cntry:		Own Occ:	Y
Postal:		02474			Type:	

PREVIOUS OWNER

Owner 1:	KRIKORIAN ROGER J/ANAHID -		
Owner 2:	-		
Street 1:	96 BROOKS AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1007 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	304,700			304,700		281179
							GIS Ref
							GIS Ref
Total Card	0.000	304,700			304,700	Entered Lot Size	
Total Parcel	0.000	304,700			304,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	302.58	/Parcel:	302.5	Land Unit Type:	Insp Date
							05/15/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	300,300	0	.		300,300	300,300	Year End Roll	12/18/2019
2019	102	FV	310,800	0	.		310,800	310,800	Year End Roll	1/3/2019
2018	102	FV	275,300	0	.		275,300	275,300	Year End Roll	12/20/2017
2017	102	FV	251,300	0	.		251,300	251,300	Year End Roll	1/3/2017
2016	102	FV	251,300	0	.		251,300	251,300	Year End	1/4/2016
2015	102	FV	228,800	0	.		228,800	228,800	Year End Roll	12/11/2014
2014	102	FV	218,500	0	.		218,500	218,500	Year End Roll	12/16/2013
2013	102	FV	218,500	0	.		218,500	218,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRIKORIAN ROGER	48256-268		9/29/2006		295,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	846	Inter Fi	24,794	C				INTERIOR UPGRADES
2/24/2017	191	Alterati	12,000	C				
9/18/2015	1371	Redo Kit	20,000		9/18/2015			Renovation of kitc
5/23/2011	483	Redo Bat	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
3/19/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

